104.0	0002	0018.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,226,300 / 1,226,300
					USE VALUE:	1,226,300 / 1,226,300
					ASSESSED:	1,226,300 / 1,226,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN CHRISTOPHER & MEGAN
Owner 2:	
Owner 3:	
Street 1:	20 FOX MEADOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STAMOULIS NICHOLAS A -
Owner 2:	STAMOULIS TATIANA L -
Street 1:	20 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .372 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Wood Shingle Exterior and 2075 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16191.000	592,300		634,000	1,226,300
Total Card	0.372	592,300		634,000	1,226,300
Total Parcel	0.372	592,300		634,000	1,226,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 591.13 | /Parcel: 591.13

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 66822

GIS Ref

GIS Ref

Insp Date 02/19/09

!8259!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0002-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	592,300	0	16,191.	634,000	1,226,300		Year end	12/23/2021
2021	101	FV	575,600	0	16,191.	634,000	1,209,600		Year End Roll	12/10/2020
2020	101	FV	575,600	0	16,191.	634,000	1,209,600	1,209,600	Year End Roll	12/18/2019
2019	101	FV	384,500	0	16,191.	634,000	1,018,500	1,018,500	Year End Roll	1/3/2019
2018	101	FV	384,500	0	16,191.	543,400	927,900	927,900	Year End Roll	12/20/2017
2017	101	FV	384,500	0	16,191.	507,200	891,700	891,700	Year End Roll	1/3/2017
2016	101	FV	260,900	0	16,191.	434,800	695,700	695,700	Year End	1/4/2016
2015	101	FV	245,700	0	16,191.	389,500	635,200	635,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:00:59

LAST REV

Date	Time
05/14/19	13:48:36
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8259

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAMOULIS NICHO	1494-59		8/1/2016		975,000	No	No		
DZENGELESKI STE	1384-89		5/26/2010		651,500	No	No		
	862-30		6/20/1975		46,000	No	No		N

USER DEFINED

Prior Id # 1:	66822
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2017	284	Heat App		C				
11/30/2016	1483	Addition	300,000	O				add 2nd floor
12/22/2014	1738	Manual	4,800					Apply sealant to s
7/21/2010	859	Addition	24,000					ON GARAGE
4/11/2007	229	New Wind						

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2017	Permit Visit	DGM	D Mann
6/14/2016	Permit Visit	PT	Paul T
3/9/2011	Info Fm Prmt	BR	B Rossignol
2/19/2009	Meas/Inspect	163	PATRIOT
5/19/2000	Inspected	276	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
8/14/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16191		Sq. Ft.	Site		0	70.	0.56	4									634,007						634,000	

Total AC/HA:	0.37169	Total SF/SM:	16191	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	634,007	Spl Credit		Total:	634,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15614605
Const Adj.:	0.99989998
Adj $ / SQ:	150.284
Other Features:	109978
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663967
Depreciation:	71708
Depreciated Total:	592258

COMMENTS

03/22/2006 PER OWNER, 10X32 FFL IS NOT HEATED..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

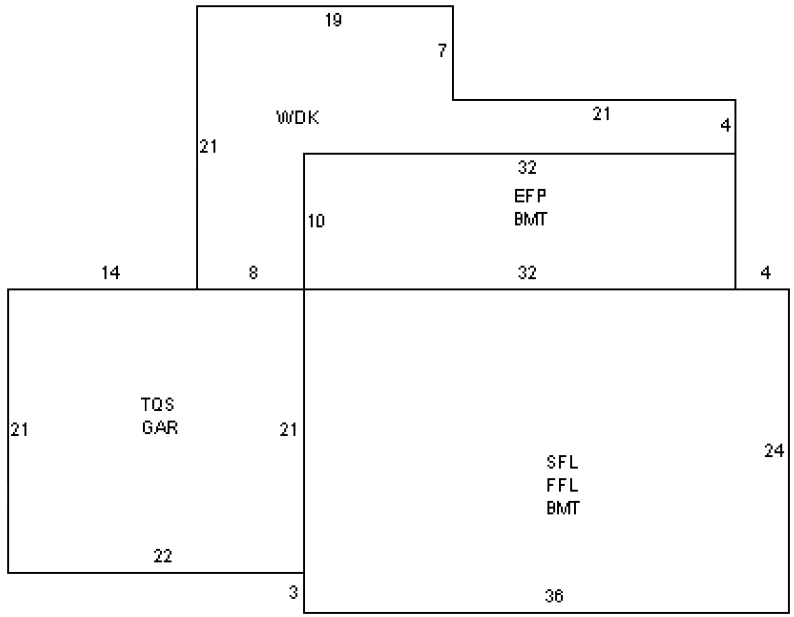
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	199.88
Special Features:	0	Val/Su Net:	134.19
Final Total:	592300	Val/Su SzAd	285.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,184	45.090	53,381
FFL	First Floor	864	150.280	129,845
SFL	Second Floor	864	150.280	129,845
GAR	Garage	462	20.410	9,429
WDK	Deck	373	8.680	3,238
TQS	3/4 Story	347	150.280	52,073
EFP	Enclos Porch	320	35.730	11,433
	Net Sketched Area:	4,414	Total:	389,244
Size Ad	2074.5	Gross Area	4529	FinArea 2075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

104.0-0002-0018.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	